Address New Owner:	Map-Parcel Numbers:
Michael Alan Knight 8400 Riley Adcock Road Joelton, TN 37080	Map and Parcel Number 00400009000
Send Tax Bills To:	Address of Mortgagee:
Michael Alan Knight 8400 Riley Adcock Road Joelton, TN 37080	
This instrument prepared by: Audrey Lee Anderson, 107 Music City Circle, Suite101, Nashville, TN 37214.	

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Maria Angelica Knight (the "Grantor"), by these presents does hereby sell, assign, and forever quitclaim unto Michael Alan Knight (the "Grantee"), Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to a certain tract or parcel of real estate in Davidson County, Tennessee, described as follows to-wit:

TRACT I : LAND IN THE 14TH CIVIL DISTICT, DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF RILEY ADCOCK ROAD, SAID POINT BEING A CORNER TO GARRETT, THENCE WITH THE MARGIN OF SAID RILEY ADCOCK ROAD S. 29 DEGREES 30 MIN. 401. 15FEET TO AN IRON PIN: THENCE N. 81 DEGREES 25 MIN. W. 260. 38 FEET TO A POINT IN THE LINE OF SAID GARRETT; THENCE, CONTINUCING WITH THE LINE OF SAID GARRETT. S. 86 DEGREES 35 MIN. E. 445.3 FEET TO THE BEGINNING CONTAINING 3.05 ACRES, MORE OR LESS.

TRACT II; LAND LYING AND BEING IN THE 14TH CIVIL DISCTRICT OF DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOW. TO WIT:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF RILEY ADCOCK ROAD AT A POINT 0.35 OF A MILE FROM WHITE'S CREEK. AN IRON STAKE, THENCE NORTH 2 DEGREES 42' 50"

Karen Johnson Davidson County
Batch # 1080093 DEEDQC
12/08/2023 11:49:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231208-0094938

EAST 432.39 FEET TO AN IRON STAKE IN THE LINE OF THE RICHARD GARRETT PROPERTY THENCE SOUTH 81 DEGREES 26' 20" EAST 260.38 FEET TO AN IRON STAKE IN THE RIGHT-OF-WAY LINE OF SAID RILEY ADCOCK ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 29 DEGREES 30' WEST 262.75 FEET TO AN IRON STAKE IN SAID RIGHT-OF WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY CURVING GRADUALLY TO THE RIGHT 223.69 FEET TO THE POINT OF BEGINNING SAID CURVE OR ARE BEING DESCRIBED AS R.O.W. INT. ARC DELTA 25 DEGREES 02' : R 511.97; T 113.66 AND I. 223.69 ALL ACORDING TO A SURVEY BY MICHAEL V. HOLMES. TN 213; CONTAINING 1.49 ACRES. MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RUTH VALDEZ, UNMARRIED AND JUAN SORTO. UNMARRRIED FROM LYNN M. DAVIS. A WIDOW BY WARRANTY DEED DATED 06/22/09, RECORDED ON 06/26/09 IN STRUMENT NO. 20090626-00595510. SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO MARIA A. KNIGHT AND MICHAEL KNIGHT, WIFE AND HUSBAND BY WARRANTY DEED DATED 04/06/10 AND RECORDED AT INSTRUMENT NO. 20100406-0025586 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

The actual consideration for this transfer is a property settlement as a result of divorce.

MICHAEL ALAN KNIGHT (Grantee)

MARIA ANGELICA KNIGHT (Grantor)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL ALAN KNIGHT (Grantee), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained.

AUDREY LEE ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-2-2024

WITNESS my hand, at office as this 24th day of October 2023.

Audrey Lee Anderson
Notary Public
My Commission Expires: 9-2-2024

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, MARIA ANGELICA KNIGHT (Grantor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed within instrument for the purposes therein contained.

KARA GIESING TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WITNESS my hand, at office as this 13th day of October, 2023.

Kara Giesing
Notary Public
My Commission Expires: 07/06/2026

M. Knight
MARIA A. KNIGHT.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.

M. Knight
Affiant

Subscribed and sworn to before me, this 13th day of October, 2023.

Kara Giesing
Notary Public
My Commission Expires: 07/06/2026

KARA GIESING TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON